

**Regular Meeting  
Jasper Plan Commission  
April 5, 2006**

President Rick Gunselman called the Regular Meeting of the Jasper Plan Commission to order at 7:30 p.m. Secretary Butch Schitter took roll call as follows:

Rick Gunselman, Pres.	-Present	Patrick Lottes	-Present
Jim Schroeder, V.P.	-Present	Lloyd Martin	-Present
Butch Schitter, Sec.	-Present	Randy Mehringer	-Present
Tim Bell	-Present	Bob Wright	-Present
Bernita Berger	-Present	Dave Seger, Bld. Comm.	-Present
Chad Hurm, Eng.	-Present	Sandy Hemmerlein, Atty.	-Present
Norb Kreilein	-Present		

**PLEDGE OF ALLEGIANCE**

President Gunselman led the Pledge of Allegiance.

**APPROVAL OF THE MINUTES**

Minutes of the March 1, 2006, Regular Meeting were reviewed. Secretary Schitter made a motion to approve the minutes as mailed. Norb Kreilein seconded it. Motion carried 11-0.

**STATEMENT**

President Gunselman read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

**OLD BUSINESS**

Application of Jerome Kerstiens for secondary approval of a proposed plat of Windsong Estates, a subdivision in Boone Township, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Randy Mehringer made a motion to table the public hearing. Tim Bell seconded it. Motion carried 11-0.

Application of Todd Kerstiens, for secondary approval of a proposed plat of Brookstone II, a subdivision in Madison Township, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Randy Mehringer made a motion to table the public hearing. Bernita Berger seconded it. Motion carried 11-0.

Application of Mark Brescher, as owner, and Robert Durcholz, as developer, for secondary approval of a proposed plat of Brookstone III, a subdivision in Jasper, Indiana, and all necessary street and sewer profiles thereof.

Pat Lottes made a motion to table the public hearing. Jim Schroeder seconded it. Motion carried 11-0.

Application of Michael H. Hochgesang and Patricia H. Hochgesang for approval of a proposed plat of Timber Creek, a subdivision to the City of Jasper, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Mike and Patricia Hochgesang to request primary approval of a 26-lot subdivision, Timber Creek, consisting of 36 acres. The proposed property is located south of Mike Hochgesang's residence at 3649 W 150 N.

Mr. Brosmer displayed a sanitary sewer design. Plans are to tap into an existing manhole and run the sewer into the northern portion of the plat.

Mr. Brosmer said after a discussion with Mayor Schmitt and Street Commissioner Raymie Eckerle, Mr. Hochgesang agreed to (while building the new road into the subdivision) close County Road 150 and cut into the hill, "smoothing" it out to improve the site distance. Curb and gutter would be installed on the south side, in front of the proposed subdivision.

After some discussion regarding the three lots facing County Road 150, Attorney Hemmerlein advised Mr. Brosmer to note the following in the covenants and deed restriction: 'All driveways off of County Road 150 must have a turn-around. A turn-around would be built on Lot 1 and landowners on Lot 2 and 26 would be required to enter and exit on the side street or build a turn-around to access onto County Road 150'.

There were no remonstrators present. After some discussion, Secretary Schitter made a motion to grant primary approval of a 26-lot subdivision, Timber Creek, consisting of 36 acres. Bernita Berger seconded it. Motion carried 11-0.

Application of Charles E. and Gladys M. Knust for approval of a proposed plat of Brentwood Subdivision (Phase II), a subdivision to the City of Jasper, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Charles Knust to request secondary approval of a nine-lot subdivision, Brentwood II. The property, consisting of 19.9 acres, is located north of Meridian Meadows and north of Brentwood I.

City Engineer Hurm was asked at last month's meeting to research the retention pond reports regarding the drainage for the proposed subdivision. Mr. Hurm found that the detention basin #1 was designed to take the entire north and south portions of this project at a 50-year "post", 10-year "pre" retention rate. Also, based on the amount of storage required, the lake is actually larger than is required as per the design

calculations.

There were no remonstrators present. After some discussion, Secretary Schitter made a motion to close the public hearing. Norb Kreilein seconded it. Motion carried 11-0.

Jim Schroeder made a motion to grant secondary approval of a nine-lot subdivision, Brentwood II, consisting of 19.9 acres. Lloyd Martin seconded it. Motion carried 11-0.

Application of Daniel Ross, Kevin Chastain and Bill Stubbs Trustees of Christian Church for approval of a proposed plat of Christian Church First Addition, a subdivision to the City of Jasper, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Christian Church to request secondary approval of a two-lot subdivision, Christian Church First Addition. The proposed property is located north, south and west of 1999 "C" Street.

Mr. Brosmer displayed a layout of the sewer plan. There was some disagreement between Mr. Brosmer and City Engineer Hurm regarding the drawing that was displayed before the Board.

Mr. Brosmer said it was his understanding that the City would share costs with the Christian Church to run a sewer line for future use on the adjacent property.

Mr. Seger said no one from the Wastewater Department was present at the meeting regarding the sewer plan; therefore no agreement was made to share costs with Christian Church.

After much discussion, the Board advised Mr. Brosmer to meet with Tom Lents, Wastewater Superintendent, to resolve the issue regarding the sewer plan.

There were no remonstrators present. Norb made a motion to close the public hearing. Secretary Schitter seconded it. Motion carried 11-0.

Secretary Schitter made a motion to grant secondary approval of a two-lot subdivision, Christian Church First Addition, with the stipulation that Mr. Brosmer meets with Tom Lents to resolve the issue regarding the sewer line and the stated right-of-way easement for the sewer line. Norb Kreilein seconded it. Motion carried 11-0.

Larry Jones – Last Remaining Parcel.

Surveyor Ken Brosmer was present on behalf of Larry Jones to request permission to change the parcel line. The proposed property is located on Giesler Road.

Mr. Jones plans to rotate the parcel line to get closer to an existing garage on the property.

Jim Schroeder made a motion to grant the request to change the boundary line on a last remaining parcel, pursuant to Section 17.04.110 (3). Randy Mehringer seconded it. Motion carried 11-0.

Mark Hochgesang - Lot of Record.

Mark Hochgesang was present to request permission to sell a lot of record. The property is located off of Highland Street.

Building Commissioner Seger explained that parcel 5 has not been platted. Mr. Hochgesang intends to sell lot 4, half of lot 3 (which are both platted) and parcel 5. The builder plans to build a house on parcel 5 and also on Lots 3 and 4.

Secretary Schitter made a motion to allow parcel 5 as a lot of record. Bob Wright seconded it. Motion carried 11-0.

With no further discussion, Bernita Berger made a motion to adjourn the meeting. Pat Lottes seconded it. The motion carried 11-0, and the meeting was adjourned at 8:44 p.m.

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Rick Gunselman, President

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A. "Butch" Schitter, Secretary

Kathy M. Pfister, Recording Secretary